

August 29, 2012

Tulsa Metropolitan Area Planning Commission  
c/o Indian Nations Council of Government  
Two West Second Street, Suite 800  
Tulsa, OK 74103-3116

Attention: Ms. Diane Fernandez

Re: Application for Amendment to Comprehensive Plan  
The 6<sup>th</sup> Street In-Fill Plan

Dear Ms. Fernandez:

The Pearl District Business and Property Owners Association, Inc. (the "Association"), requests that the Tulsa Metropolitan Area Planning Commission (the "TMAPC") process and conduct a hearing on a Comprehensive Plan Amendment to the 6<sup>th</sup> Street In-Fill Plan (the "Plan") to, among other things, amend the Plan to provide that:

1. All of South Utica Avenue, all of East 11<sup>th</sup> Street South, South Peoria Avenue, north of East 6<sup>th</sup> Street, be planned within the Highway Commercial Subarea and removed from the Neighborhood Corridors Subarea.
2. All of the industrially zoned property be planned within the Industrial Subarea.
3. The Plan be corrected to remove all properties east of the centerline of South Utica Avenue and south of the centerline of East 11<sup>th</sup> Street South from the Plan area.
4. The Plan be amended to provide that there be no reduction in required parking as currently provided in the Tulsa Zoning Code until such time as public parking facilities and/or public transportation are available in the Plan area which, in fact, reduces

the demand for parking. At such time as public parking facilities and/or public transportation are available to reduce parking demand in the Plan area, these parking requirements can be revisited and reduced, as is appropriate, for the areas in fact benefitted by such public parking facilities and transportation. Until such time, any relief from the parking standards should be obtained through processing a variance through the Board of Adjustment.

5. Work-force housing is a vital component of the Plan area and should be encouraged rather than eliminated.

6. Street closures should be allowed to permit larger scale projects and controlled access.

7. A form based code may not be appropriate in all of the Plan area. Especially a form based code that limits and restricts parking, limits the size of build floor plates, restricts building height along arterial streets, permits buildings without adequate parking and fails to recognize existing land uses.

8. For such other amendments as are necessary to recognize and encourage work-force housing, places of worship, existing businesses, as well as contemporary businesses and recent development activities that add to the diversity, prosperity and well-being of the Plan area by providing housing, places of worship, employment, commercial activity and services in the Plan area.

Respectfully submitted,

ATTORNEY FOR APPLICANT:

PEARL DISTRICT BUSINESS AND  
PROPERTY OWNERS ASSOCIATION, INC.

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Indian Nations Council of Government  
August 29, 2012  
Page 2

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Pearl Comp Plan Amendment.pages